

# **2009 Urban Development Report**

**Planning and Development Department  
City of Little Rock**

### **Board of Directors - 2009**

|             |                |
|-------------|----------------|
| Mayor       | Mark Stodola   |
| Ward 1      | Erma Hendrix   |
| Ward 2      | Ken Richardson |
| Ward 3      | Stacy Hurst    |
| Ward 4      | Brad Cazort    |
| Ward 5      | Michael Keck   |
| Ward 6      | Doris Wright   |
| Ward 7      | B.J. Wyrick    |
| Position 8  | Dean Kumpuris  |
| Position 9  | Gene Fortson   |
| Position 10 | Joan Adcock    |

### **Planning Commission - 2009**

Chauncey Taylor – Chairperson  
Jeff Yates – Vice Chair  
Pam Adcock  
W. ‘Goose’ Changose  
J.T. Ferstl  
Troy Laha  
Jerry Meyer  
Obay Nunnley, Jr.  
Bill Rector  
Billy Rouse  
Candice Smith

### **Board of Adjustment – 2009**

David Wilbourn – Chairman  
Robert Winchester – Vice Chair  
Leslie Greenwood  
Scott Smith  
James Van Dover

### **River Market Design**

#### **Review Committee - 2009**

Frank Porbeck - Chairman  
Terry Burruss  
Larry Jacimore  
Presley Melton  
Open position

### **City Beautiful Commission - 2009**

Lynn Mittelstaedt Warren – Chairperson  
Linda Bell  
Herbert Dicker  
Steve Homeyer  
Walter Jennings  
Betsy Luten  
Lee Anne Overall  
Kay Tatum  
William Wiedower

### **Construction Board of Adjustment and Appeal -2009**

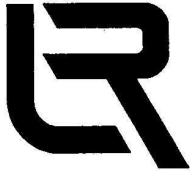
Danny Bennett  
H. James Engstrom  
Robert Merriott  
Edward Peek  
Isaac Ross  
Rob Seay  
Clyde Smith

### **Midtown Advisory Board - 2009**

Baker Kurrus – Chairperson  
Craig Berry  
Elizabeth Donovan  
Brock Martin  
Melinda Martin  
Jonathan Timmis

### **Historic District Commission - 2009**

Marshall Peters – Chairperson  
Loretta Hendrix  
Randy Ripley  
Julie Wiedower  
Robert H Wood, Jr.



## City of Little Rock

### Department of Planning and Development

723 West Markham Street  
Little Rock, Arkansas 72201-1334  
Phone: (501) 371-4790 Fax: (501) 399-3435 or 371-6863

### Planning Zoning and Subdivision

February 12, 2010

Dear Citizen:

The Planning & Development Department is guided by the desire to preserve and enhance the quality of life that initially attracted each of us to the community that we continue to call home. We strive to bring City services closer to the people of the community in hopes of better understanding and involvement.


The Building Codes Division continues to review plan applications on commercial buildings within five days and provides same-day review of residential applications, as well as same day inspections of all requested inspections prior to 9:00 A.M. The division collected over \$2,177,000 in fees, including permit fees, licenses and other miscellaneous charges.

The Zoning & Subdivision Division serves as a resource for developers, realtors and other citizens for zoning, plat status, development standards, or land use information. The division administers a number of ordinances and staffs several boards and commissions. A comprehensive review of the City's Landscape ordinance was completed and adopted by the City Board in October 2009. Activity within the division has remained steady.

The Planning Division continues the effort with neighborhoods to define a common direction, based on a shared vision, which is articulated by residents of the neighborhoods, involved through various planning initiatives. Much of the division's efforts are aimed at developing data and analysis for others to make well-informed decisions. With the Little Rock Historic District Commission, the division works to advance preservation efforts. In 2009, the first citywide Preservation Plan was adopted.

In 2009, the American Planning Association's Great Places in America program recognized President Clinton Avenue as a 'Great Street'. Little Rock was one of only 10 cities around the country to receive this honor, in part due to the continuing redevelopment efforts of the City and private property owners in the area. Contained in this annual report are not only the accomplishments and achievements from the previous year for the Department, but information on development and development trends for the City of Little Rock. Please review this report and join us in efforts to further improve Little Rock in 2010.

Sincerely,



Tony Bozynski, Director  
Planning and Development

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## Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

### Code Compliance

| <b>Building</b>       |             |             |             |             |
|-----------------------|-------------|-------------|-------------|-------------|
|                       | <b>2009</b> | <b>2008</b> | <b>2007</b> | <b>2006</b> |
| <b>Permits Issued</b> | 3,690       | 3,971       | 4,868       | 4,694       |
| <b>Inspections</b>    | 3,049       | 4,023       | 4,965       | 5,611       |
| <b>Violations</b>     | 718         | 860         | 1,078       | 1,410       |
| <b>Fees</b>           | \$967,576   | \$1,055,332 | \$1,593,003 | \$1,316,342 |
| <b>Plumbing</b>       |             |             |             |             |
|                       | <b>2009</b> | <b>2008</b> | <b>2007</b> | <b>2006</b> |
| <b>Permits Issued</b> | 2,166       | 2,770       | 3,542       | 3,874       |
| <b>Inspections</b>    | 5,073       | 5,017       | 6,349       | 6,943       |
| <b>Violations</b>     | 479         | 689         | 801         | 826         |
| <b>Fees</b>           | \$251,896   | \$329,238   | \$423,448   | \$460,336   |
| <b>Electrical</b>     |             |             |             |             |
|                       | <b>2009</b> | <b>2008</b> | <b>2007</b> | <b>2006</b> |
| <b>Permits Issued</b> | 2,065       | 2,603       | 3,304       | 3,386       |
| <b>Inspections</b>    | 6,383       | 6,967       | 7,388       | 8,356       |
| <b>Violations</b>     | 1,462       | 1,293       | 1,168       | 1,588       |
| <b>Fees</b>           | \$298,225   | \$335,572   | \$469,614   | \$478,744   |
| <b>Mechanical</b>     |             |             |             |             |
|                       | <b>2009</b> | <b>2008</b> | <b>2007</b> | <b>2006</b> |
| <b>Permits Issued</b> | 1,599       | 1,506       | 1,803       | 2,048       |
| <b>Inspections</b>    | 2,837       | 3,328       | 3,975       | 3,896       |
| <b>Violations</b>     | 1030        | 1087        | 856         | 757         |
| <b>Fees</b>           | \$292,940   | \$340,913   | \$409,479   | 395,436     |

### Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

## **Building Codes Division**

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Inspectors in this section also answer complaints involving illegal and non-permitted building projects. This section is responsible for review of building codes and proposes any changes as necessary.

### **Electrical Inspection**

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section inspects all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and non-permitted work and check electrical contractors' licenses. This section also reviews and proposes changes to the electrical code as necessary.

### **Plumbing and Gas Inspection**

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and non-permitted work. Inspectors check for plumbing contractors' licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the plumbing codes as necessary.

### **Mechanical Inspection**

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and non-permitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposes changes to the mechanical codes as necessary.

### **Plan Review Section**

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

### **Permit Section**

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section. Utility reconnection releases for natural gas, water and electrical are handled in this section. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

## Building Codes Division

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### Building Codes Highlights

During 2009 the Building Codes Division collected over \$2,177,205 in fees including permits, licenses and other miscellaneous charges and performed 17,342 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. The Division also celebrated International Building Safety and Customer Appreciation week during May.

A program, which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association, Associated Builders & Contractors, and The Home Builders Association of Greater Little Rock has produced good results.

The debit system for contractors has been a great success and allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division participated in the Criminal Abatement Program, which targets commercial and residential properties where criminal activity is present and building life safety are issues. The Division also initiated enforcement and removal of several unsafe commercial buildings.

The Division also implemented the Motel/Hotel Extended Stay Ordinance, which focuses on life safety and other code related issues regarding motels and hotels.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios and cell phones for faster service.
- We provide quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.

|                                | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 | 2002 |
|--------------------------------|------|------|------|------|------|------|------|------|
| <b>Building Plans Reviewed</b> | 536  | 810  | 901  | 1147 | 1368 | 1495 | 1366 | 1533 |
| <b>Construction B.O.A.</b>     | 0    | 0    | 0    | 1    | 0    | 0    | 0    | 1    |
| <b>Franchise Permits</b>       | 19   | 36   | 26   | 28   | 26   | 31   | 34   | 22   |

## Building Codes Division

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### Major Jobs Reviewed, Permitted or Inspected in 2009

Projects of significant importance to the community involving new construction, additions or renovations include:

#### Residential

Frisco Health (nursing home)  
Comfort Suites  
Pinnacle Pointe Hospital  
Bob Shell Alzheimer Center

#### Mercantile

Walgreen's (Markham)  
Kroger (Rodney Parham)  
Kroger (Markham)  
Kroger (Chenal Parkway)  
Race Track Petroleum  
American Eagle Outfitters  
Tractor Supply  
Gordmans

#### Educational

E-STEM  
Central AR Library (Otter Creek)  
Anthony School  
Sylvan Learning Center  
Taylor Loop Elementary  
Islamic Center  
Heritage College  
Arkansas Baptist  
Strayer University  
University of Phoenix

#### Restaurants

Genghis Restaurant  
Texas Road House  
Whole Hog Cafe  
Taco Bell  
Bravo Brio

#### Business

Tipton Hurst  
Arvest Bank  
Nabholz Office  
Hearnes Art Gallery  
Arkansas Urology  
Arkansas Children's Hospital  
Deer Eye Clinic  
Capitol Avenue (Old Dillards)  
Arkansas Lighthouse for the Blind  
101 Morgan Keegan Office  
Social Security Office  
Verizon Wireless  
Diocese of Little Rock

#### Factory/Storage

SageV Foods  
Little Rock Wastewater (Chenal)  
Little Rock Wastewater (Arch St)  
Boyd Metals  
Central Arkansas Water  
Little Rock Zoo

#### Churches

Little Rock 1<sup>st</sup> Baptist  
Little Rock Bible Chapel  
Winfield Methodist

#### Assembly

Arkansas Rep



## **Zoning and Subdivision Division**

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Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services. Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

### **2009 Sign Code Statistics**

Sign permits brought in \$74,300 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

660 Sign Permits Issued  
5000 Sign Inspections and Re-inspections

In 2010, the Division will continue to monitor and enforce the Sign Ordinance. The staff anticipates no significant changes in the coming year.

### **Commercial Plan Review**

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

### **2009 Plans Review for Zoning, Subdivision and Landscape Requirements**

71 Commercial Plans/New or Additions  
184 Commercial Landscape Plans and Revised Plans

### **2009 Other Activities**

39 Franchise Request  
255 Site Inspections  
129 Certificates of Occupancy  
41 Grading Permits Reviewed

## **Zoning and Subdivision Division**

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### **Enforcement**

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. Over 2,500 inspections and re-inspections were performed.

#### **2009 Plan Reviews for Permits**

1026 Residential Plans – New or Additions

#### **2009 Privileges Licenses**

1300 Retail, Commercial, Office, Industrial and Home Occupation Reviews

#### **2009 Information Inquiries**

4900 Request for Sign, Zoning, Enforcement or Licenses

#### **2009 Court Cases**

75 Cases – All Types

#### **2009 Citations Issued**

31 Cases – All Types

### **Wireless Communication Facilities**

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2009, 2 locations were approved administratively. Staff shall continue to encourage collocation of WCF facilities.

### **Zoning Site Plan**

Zoning Site Plan review is a development review process that provides for case-by-case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2009, the Division and the Planning Commission reviewed 2 zoning site plans, both of which were approved by the Planning Commission.

### **Subdivision Site Plans**

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2009, the Division and the Planning Commission reviewed 7 Subdivision Site Plans, with 6 of the plans being approved by the Planning Commission.

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## **Zoning and Subdivision Division**

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### **Conditional Use Permits**

Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional uses are specifically listed uses within the various zoning districts, which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2009, the Commission reviewed 31 Conditional Use Permit applications. Of these, the Commission approved 27 applications.

### **Board of Zoning Adjustment**

Staff support and analysis for the Board of Zoning Adjustment is provided by divisional staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2009, the Board heard a total of 54 cases. Of the 54 requests, 47 were approved.

### **City Beautiful Commission**

The Zoning and Subdivision Division provides staff support and analysis for the City Beautiful Commission. This ten (10) member commission is responsible for the establishment and maintenance of plans to ensure a high level of visual aesthetic quality. The goal of the commission is to raise the level of the community expectations for the quality of its environment. The Commission also hears and decides appeals from enforcement of the various provisions of the City's Landscape Ordinance. The Commission heard one such appeal cases in 2009. The Commission completed a comprehensive review of the City's Landscape ordinance that was adopted by the City Board in October 2009.

### **Rezoning, Special Use Permits, Right-of-Way Abandonments, and Street Name Changes**

Divisional Staff provides support and analysis for the Planning Commission's review of rezoning and special use permit requests and proposed right-of-way abandonment requests. In 2009, the Planning Commission reviewed 12 rezoning requests, 8 special use permit requests, 7 proposed right-of-way abandonment requests, and 4 street name changes.

### **Preliminary and Final Plats**

Divisional Staff, in conjunction with the Planning Commission, administers Chapter 31 of the Code of Ordinances, the Subdivision Ordinance. Staff provides review and analysis of proposed preliminary plats and administers the approval of final plats. In 2009, Staff reviewed 17 preliminary plats and 45 final plats.

### **Planned Zoning District**

Divisional Staff provides support and analysis for the Planning Commission and Board of Directors' review of Planned Zoning District applications. The Planned Zoning District is a combined subdivision and zoning review in one process in order that all aspects of a proposed development can be reviewed and acted upon simultaneously. In 2009, 68 Planned Zoning District applications were reviewed.

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## Planning Division

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The Planning Division provides mid and long range planning as well as technical support to the City. The division staff reviews reclassification requests, certificates of appropriateness, and development of staff reports for Land Use Plan amendments requested by various groups. The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example of the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission, the division staff may work on special studies. A few of the major work efforts from 2009 are described below.

### **Review of Land Use Plan Issues**

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in effect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared. In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

Planning staff reviewed 12 requests for Plan changes in 2009. Of these, the Planning Commission forwarded eight to the Board of Directors.

### **Special Planning Efforts**

The division worked with the Central High Neighborhood to complete a Design Overlay District for the area and to get it approved by the Planning Commission and Board of Directors. Staff continued working with the 12<sup>th</sup> Street Corridor group to develop a Plan for the corridor that was presented to the Planning Commission in December 2009. Staff provided support and assistance to the 'Majors Institute on Design' effort for Main Street and the acknowledgement by the American Planning Association of President Clinton Avenue as a 'Great Street' for 2009.

### **Boards and Commissions Supported**

The Planning Division provides staff and meeting support for the Little Rock Historic Commission, Midtown Redevelopment District Advisory Board and the River Market Design Review Committee. Each of these Boards or Commissions meets on a monthly basis.

In 2009, the Historic Commission reviewed 19 applications for Certificates of Appropriateness (COA). After review and in some cases with modifications the Historic Commission approved five requests for COAs within the McArthur Park Historic District. The citywide 'historic' plan was completed and presented to the Historic Commission, Planning Commission and Board of Directors.

The Midtown Redevelopment Advisory Board has been and continues to monitor the progress on the 'University Mall' site and the University Avenue street widening project.

The River Market Design Review Committee met through the year to review and discuss applications for exterior changes within the River Market Overlay District. Staff and the Committee reviewed a total of four requests.

## **Planning Division**

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### **GIS & Graphics Activities**

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Members of the division staff represent the City on various PAGis committees dealing with maintenance and development of the regional GIS. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues for the GIS. The Zoning Base Maps continue to be maintained as 'hardcopy' documents. GIS has become a support function of the division for both graphics and statistical reports with use of ArcMap software.

**2009**

**Urban  
Development  
Report  
Data**

## Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock during the 2009 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2009.

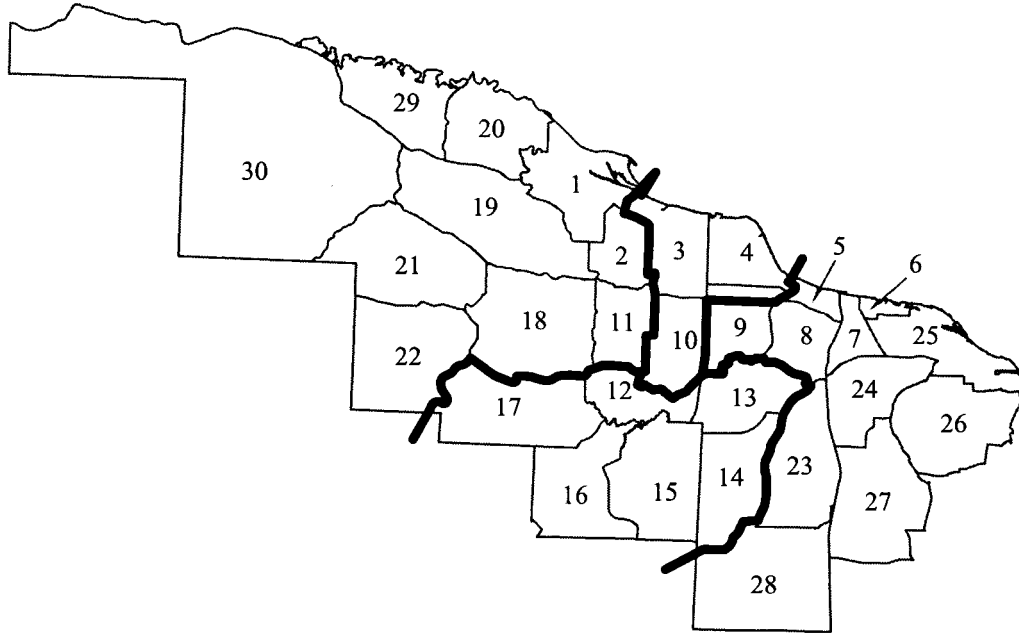
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

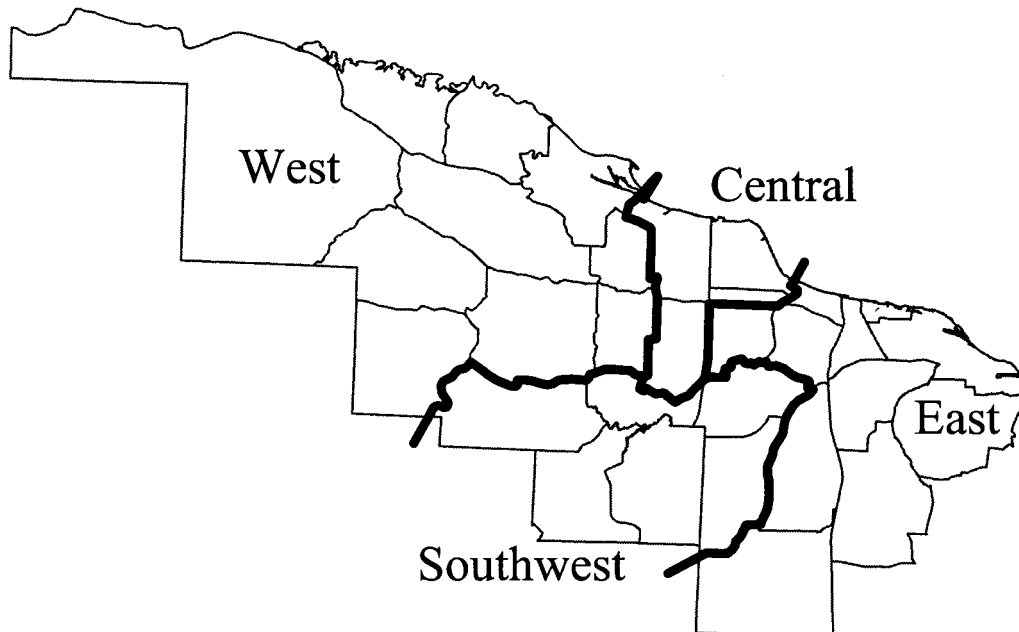
|    | Planning District            | Sub - Area   |
|----|------------------------------|--------------|
| 1  | River Mountain               | West         |
| 2  | Rodney Parham                | West         |
| 3  | West Little Rock             | Central      |
| 4  | Height/Hillcrest             | Central      |
| 5  | Downtown                     | East         |
| 6  | East Little Rock             | East         |
| 7  | I-30                         | East         |
| 8  | Central City                 | East         |
| 9  | I-630                        | East/Central |
| 10 | Boyle Park                   | Central      |
| 11 | I-430                        | West         |
| 12 | 65 <sup>th</sup> Street West | Southwest    |
| 13 | 65 <sup>th</sup> Street East | Southwest    |
| 14 | Geyer Springs East           | Southwest    |
| 15 | Geyer Springs West           | Southwest    |
| 16 | Otter Creek                  | Southwest    |
| 17 | Crystal Valley               | Southwest    |
| 18 | Ellis Mountain               | West         |
| 19 | Chenal                       | West         |
| 20 | Pinnacle                     | West         |
| 21 | Burlingame Valley            | West         |
| 22 | West Fourche                 | West         |
| 23 | Arch Street Pike             | East         |
| 24 | College Station              | East         |
| 25 | Port                         | East         |
| 26 | Port South                   | East         |
| 27 | Fish Creek                   | East         |
| 28 | Arch Street South            | East         |
| 29 | Barrett                      | West         |
| 30 | Buzzard Mountain             | West         |

# Urban Development Report

## Planning Districts



## Sub - Areas





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## **Development Activity Summary**

### **Population Estimate**

194,835 persons 2009 population estimate

### **New Construction**

387 permits; down 12.4% from 442 in 2008

### **Single-Family Housing**

322 units; down 10.6% from 360 units in 2008  
\$229,516 avg.; down 4% from \$239,029 in 2008

### **Multi-Family Housing**

330 units; up 17.9% from 280 units in 2008

### **Residential Renovations/Additions**

919 permits; down 7.1% from 989 in 2008  
\$28,205,832 construction dollars; down 25.3% from \$37,755,542 in 2008

### **Demolitions**

459 residential units; up 178.2% from 165 in 2008

### **Office**

60,692 square feet; down 50.4% from 152,822 in 2008  
\$7,752,100 construction dollars; down 57.4% from \$18,191,428 in 2008

### **Commercial**

331,778 square feet; up 23.4% from 268,887 in 2008  
\$30,170,698 construction dollars up 4.9% from \$28,758,181 in 2008

### **Industrial**

52,147 square feet; down 94.4% from 940,598 in 2008  
\$1,925,000 construction dollars; down 96.8% from \$60,727,710 in 2008

### **Annexations**

Two annexations for 29.6 acres, compared to 6 annexations totaling 1109.16 acres in 2008

### **Preliminary Plats**

284 residential lots; down 58.9 % from 692 lots in 2008  
250.61 total acres; down 64.9 % from 714.27 acres in 2008

### **Final Plats**

45 cases; down 35.7% from 70 cases in 2008  
196.11 acres; down 57.8% from 464.75 acres in 2008

### **Rezoning**

14 cases; down 39.1% from 23 cases in 2008  
178.99 acres; down 41.1 % from 304.29 acres in 2008

### **PZD's**

53 cases; down 3.6 % from 55 cases in 2008  
400.27 acres; up 9.2 % from 366.61 acres in 2008

## Population Growth and Estimates

The population change recorded by the Census has consistently been positive. During the latter part of the 1900s, annexations of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexation. Thus the large growth shown for the 1960s, 1970s and 1980s is an over representation of the actual urban growth.

During the 1990s and first decade of 2000, Little Rock continued to experience a slow to moderate growth rate. Most of the growth has been in the west and southwest parts of the City. The east and central sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. In downtown and surrounding areas there have been several new mid-density residential developments and single-family homes constructed in recent years.

It should be noted that the Bureau of the Census' estimate for the City of Little Rock is not as 'rosy' as the City's. The Bureau for the 1990s likewise had estimated a lower growth rate than the City's estimate, though the 2000 Census results were closer to that of the City. The City does not go back and change previous estimates as some organizations, so any error in one year will continue through the decade. It should be noted that the estimates for the 2003 to 2006 period may be overstated, this was a period of building permit activity at historic levels. For this reason, it is recommended to use the estimate in this report as the high end of a range with the recommended low-end of the range as 190,000.

| Little Rock Population |            |                 |
|------------------------|------------|-----------------|
| Year                   | Population | Annual % change |
| <b>1900</b>            | 38,307     | -               |
| <b>1910</b>            | 45,941     | 19.93%          |
| <b>1920</b>            | 65,142     | 41.79%          |
| <b>1930</b>            | 81,679     | 25.39%          |
| <b>1940</b>            | 88,039     | 7.79%           |
| <b>1950</b>            | 102,213    | 16.10%          |
| <b>1960</b>            | 107,813    | 5.48%           |
| <b>1970</b>            | 132,483    | 22.88%          |
| <b>1980</b>            | 159,024    | 20.03%          |
| <b>1990</b>            | 175,795    | 10.55%          |
| <b>2000</b>            | 183,133    | 4.17%           |
| <b>2001</b>            | 183,923    | 0.43%           |
| <b>2002</b>            | 184,354    | 0.23%           |
| <b>2003</b>            | 185,835    | 0.80%           |
| <b>2004</b>            | 187,748    | 1.03%           |
| <b>2005</b>            | 189,220    | 0.78%           |
| <b>2006</b>            | 192,530    | 1.75%           |
| <b>2007</b>            | 193,275    | 0.39%           |
| <b>2008</b>            | 194,755    | 0.76%           |
| <b>2009</b>            | 194,835    | 0.04%           |

For those who will be using the Bureau's new estimates that replace the Long Form – the ACS (American Community Survey), care should be used since the numbers are based on an estimate, which has proven to not always be accurate. ACS numbers should be compared to other ACS numbers to see trends and changes in the area's profile (if any), and not compared to actual count years. The annual estimate from ACS for Little Rock shows a lower number than that produced by the City. However the 3-year estimate (with a lower error rate) is close to the number produced by the City. Little Rock's estimate for population is within the error range of the Bureau's estimate for Little Rock (though at the upper end).

## **Construction Activity**

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During 2009 the total number of new construction permits issued fell by 12.4% over the number of permits issued in 2008. In 2009 there were 387 permits issued for a total of \$123,907,681 construction dollars. Permits for non-residential projects declined 30 percent to 35 from 50 permits. The number of commercial permits increased by one to 15 permits with the area added increased 23.4 percent to 331,778 square feet. Office permits decreased 42.9 percent with an area of 60,692 square feet or 50.4 percent less area added in 2009 than in 2008. For industrial, there was a drop of 75% in the number of permits to 2, and an area drop of 94.4% to 52,147 square feet. There was a 28.6 percent decrease in the number of Public/quasi-public projects permitted declining to 10 projects.

New single-family unit construction decreased by 10.6% (38 units) from 2008 construction permits issued. Three hundred twenty-two (322) units were added in 2009 with an average construction cost of \$229,516. The west sub-area continued to dominate the market with 55.9 percent of the new units. The Ellis Mountain District leads the way with 69 units or 21.4 percent of all new homes. The southwest sub-area did increase its share of the new home market, rising to 33.5 percent of all new homes.

Permits for Multifamily decreased in 2009 with 30 permits but increased the number of units added to 330. This is a one-year decrease of 6 percent in permits but a increase of 17.9 percent increase in units. There was one apartment complex and three duplexes permitted in 2009. The complex was in the Crystal Valley District and completed the Eagle Hill golf-apartment development.

## Construction Activity

### Residential Construction Activity

| Planning District | Single-Family |                  | Multi-Family |            | Total Units |
|-------------------|---------------|------------------|--------------|------------|-------------|
|                   | Permits       | Avg. Cost        | Permits      | Units      |             |
| <b>1</b>          | 21            | \$234,857        | 0            | 0          | 21          |
| <b>2</b>          | 1             | \$133,600        | 0            | 0          | 1           |
| <b>3</b>          | 3             | \$1,011,667      | 0            | 0          | 3           |
| <b>4</b>          | 13            | \$450,107        | 0            | 0          | 13          |
| <b>5</b>          | 0             | \$0              | 0            | 0          | 0           |
| <b>6</b>          | 0             | \$0              | 0            | 0          | 0           |
| <b>7</b>          | 0             | \$0              | 0            | 0          | 0           |
| <b>8</b>          | 3             | \$109,667        | 0            | 0          | 3           |
| <b>9</b>          | 4             | \$86,425         | 0            | 0          | 4           |
| <b>10</b>         | 10            | \$124,875        | 3            | 6          | 16          |
| <b>11</b>         | 26            | \$127,369        | 0            | 0          | 26          |
| <b>12</b>         | 35            | \$134,346        | 0            | 0          | 35          |
| <b>13</b>         | 1             | \$110,000        | 0            | 0          | 1           |
| <b>14</b>         | 2             | \$102,500        | 0            | 0          | 2           |
| <b>15</b>         | 39            | \$104,115        | 0            | 0          | 39          |
| <b>16</b>         | 18            | \$150,094        | 0            | 0          | 18          |
| <b>17</b>         | 13            | \$199,633        | 27           | 324        | 337         |
| <b>18</b>         | 69            | \$221,347        | 0            | 0          | 69          |
| <b>19.1</b>       | 56            | \$405,681        | 0            | 0          | 56          |
| <b>19.2</b>       | 7             | \$321,571        | 0            | 0          | 7           |
| <b>20</b>         | 0             | \$0              | 0            | 0          | 0           |
| <b>21</b>         | 0             | \$0              | 0            | 0          | 0           |
| <b>22</b>         | 0             | \$0              | 0            | 0          | 0           |
| <b>23</b>         | 0             | \$0              | 0            | 0          | 0           |
| <b>24</b>         | 1             | \$99,050         | 0            | 0          | 1           |
| <b>25</b>         | 0             | \$0              | 0            | 0          | 0           |
| <b>26</b>         | 0             | \$0              | 0            | 0          | 0           |
|                   | <b>322</b>    | <b>\$229,516</b> | <b>30</b>    | <b>330</b> | <b>652</b>  |

Note: in 2009 there was one single-family unit added by moving a structure on to the site. This occurred as follows in District 15 (Geyer Springs West).

## Construction Activity

### Non-Residential Construction Activity

| Planning District | Commercial |         | Office  |         | Industrial |         | PQP Permits |
|-------------------|------------|---------|---------|---------|------------|---------|-------------|
|                   | Permits    | Sq. ft. | Permits | Sq. ft. | Permits    | Sq. Ft. |             |
| 1                 | 1          | 4287    | 1       | 5850    | 0          | 0       | 0           |
| 2                 | 0          | 0       | 0       | 0       | 0          | 0       | 1           |
| 3                 | 0          | 0       | 0       | 0       | 0          | 0       | 2           |
| 4                 | 0          | 0       | 2       | 23,750  | 0          | 0       | 0           |
| 5                 | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 6                 | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 7                 | 0          | 0       | 0       | 0       | 0          | 0       | 1           |
| 8                 | 0          | 0       | 1       | 5780    | 1          | 6000    | 1           |
| 9                 | 1          | 13,650  | 0       | 0       | 0          | 0       | 0           |
| 10                | 2          | 7025    | 0       | 0       | 0          | 0       | 0           |
| 11                | 2          | 68,930  | 2       | 18,195  | 0          | 0       | 0           |
| 12                | 1          | 18,948  | 0       | 0       | 0          | 0       | 0           |
| 13                | 1          | 2443    | 0       | 0       | 0          | 0       | 0           |
| 14                | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 15                | 1          | 9147    | 0       | 0       | 0          | 0       | 1           |
| 16                | 2          | 11,333  | 0       | 0       | 0          | 0       | 1           |
| 17                | 0          | 0       | 1       | 4617    | 0          | 0       | 2           |
| 18                | 2          | 124,805 | 1       | 2500    | 0          | 0       | 0           |
| 19.1              | 0          | 0       | 0       | 0       | 0          | 0       | 1           |
| 19.2              | 1          | 29,600  | 0       | 0       | 0          | 0       | 0           |
| 20                | 1          | 41,610  | 0       | 0       | 0          | 0       | 0           |
| 21                | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 22                | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 23                | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 24                | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
| 25                | 0          | 0       | 0       | 0       | 1          | 46,147  | 0           |
| 26                | 0          | 0       | 0       | 0       | 0          | 0       | 0           |
|                   | 15         | 331,778 | 8       | 60,692  | 2          | 52,147  | 10          |

In Planning District 9 a commercial permit was issued for a parking lot.

## Residential Activity

The housing ‘crash’ that occurred in 2008 continued into 2009 and may have found a bottom. The first quarter of 2009 saw the worst level of activity with an average of 15 units per month permitted. This is well below even the minimum number of permits for each of these months dating back over a decade. However, for the remaining months of 2009, the number of permits issued was closer to the lows for each month, when reviewed against historic monthly permit activity. The best quarter was the second with a monthly average of 36 units. The average monthly activity level (minus the first quarter) was 31 units per month

The southwest sub-area maintained its level of activity in 2009, actually permitting seven more homes than in 2008. The west sub-area (the other, of the two new growth sub-areas) experienced a decline of 9.5% to 180 units in 2009. For 2009, there was a decline of 43.3% in the infill or ‘tear down – rebuild’ activity from 60 units to 34 units. This comprises the east and central sub-areas. Both these sub-areas experienced large percentage drops in 2009 after large declines in 2008. The east sub-area declined 55.6% and the central sub-area declined 38.1% in 2009.

Normal levels would be 10 to 20 units for the east sub-area, which had eight units in 2009. The central sub-area would range from 30 to 40 units, while in 2009 only 26 units were permitted. The southwest sub-area would range from 80 to 120 units, with 108 units permitted in 2009. The west sub-area would range from 330 to 380 units, with 180 units permitted in 2009. The City of Little Rock normally adds 450 to 550 single-family units. For 2009 only 322 single-family units were added. In 2009, it appears we hit the bottom of this downturn in the first quarter, however to date the market has not recovered or started to increase.

One larger multi-family complex was permitted in 2009. This is the final phase of the Eagle Hill development. The units do have an independent location and access on the Crystal Valley Road and are separated from the other units by the golf course. In addition, there were three duplexes built in the John Barrow neighborhood (Boyle Park District).

### Residential Activity

| Single Family |        |               |           |
|---------------|--------|---------------|-----------|
| Year          | Permit | Cost          | Avg. Cost |
| 1999          | 555    | \$102,062,168 | \$183,896 |
| 2000          | 468    | \$92,378,933  | \$197,391 |
| 2001          | 483    | \$105,179,005 | \$217,762 |
| 2002          | 581    | \$136,231,640 | \$234,075 |
| 2003          | 729    | \$176,509,112 | \$242,125 |
| 2004          | 797    | \$208,521,990 | \$261,633 |
| 2005          | 967    | \$249,478,968 | \$257,993 |
| 2006          | 810    | \$198,940,867 | \$245,606 |
| 2007          | 708    | \$163,698,102 | \$231,212 |
| 2008          | 360    | \$86,050,351  | \$239,029 |
| 2009          | 322    | \$73,902,733  | \$229,516 |

| Multi-family |        |       |              |
|--------------|--------|-------|--------------|
| Year         | Permit | Units | Cost         |
| 1999         | 44     | 537   | \$20,309,000 |
| 2000         | 56     | 236   | \$12,084,472 |
| 2001         | 36     | 95    | \$13,081,744 |
| 2002         | 26     | 238   | \$12,158,550 |
| 2003         | 25     | 436   | \$16,841,397 |
| 2004         | 77     | 1100  | \$49,089,845 |
| 2005         | 30     | 300   | \$54,908,813 |
| 2006         | 7      | 15    | \$1,838,950  |
| 2007         | 20     | 564   | \$84,519,844 |
| 2008         | 32     | 280   | \$18,439,339 |
| 2009         | 30     | 330   | \$11,157,150 |

## Residential Activity

### Single Family Units

|                     | Sub-area |         |        |       |
|---------------------|----------|---------|--------|-------|
|                     | East     | Central | S-west | West  |
| <b>2009 Permits</b> | 8        | 26      | 108    | 180   |
| <b>2008 Permits</b> | 18       | 42      | 101    | 199   |
| <b>2007 Permits</b> | 67       | 58      | 202    | 381   |
| <b>2006 Permits</b> | 26       | 61      | 257    | 466   |
| <b>2005 Permits</b> | 30       | 49      | 252    | 636   |
| <b>2004 Permits</b> | 15       | 41      | 194    | 547   |
| <b>2003 Permits</b> | 16       | 41      | 209    | 463   |
| <b>2002 Permits</b> | 24       | 32      | 156    | 369   |
| <b>2001 Permits</b> | 13       | 31      | 89     | 350   |
|                     |          |         |        |       |
|                     | East     | Central | S-west | West  |
| <b>2009 %</b>       | 2.5%     | 8.1%    | 33.5%  | 55.9% |
| <b>2008 %</b>       | 5.0%     | 11.7%   | 27.8%  | 55.3% |
| <b>2007 %</b>       | 9.5%     | 8.2%    | 28.5%  | 53.8% |
| <b>2006 %</b>       | 3.2%     | 7.5 %   | 31.7%  | 57.5% |
| <b>2005 %</b>       | 3.1%     | 5.1%    | 26%    | 65.8% |
| <b>2004 %</b>       | 1.9%     | 5.1%    | 24.3%  | 68.6% |
| <b>2003 %</b>       | 2.2%     | 5.6%    | 28.7%  | 63.5% |
| <b>2002 %</b>       | 4.1%     | 5.5%    | 26.8%  | 63.6% |
| <b>2001 %</b>       | 2.7%     | 6.4%    | 18.4%  | 72.5% |

## Housing Construction Values

The average construction cost of a new single-family home decreased 4% or \$9513 from that in 2008. The average unit value in 2009 was \$229,516 compared with \$239,029 in 2008. Interest rates have continued at relatively low levels along with federal new home owner programs, make housing more affordable in real terms. The national mortgage problems and resulting national recession have caused a reduced demand and increased level of economic uncertainty.

Housing values are represented below in five distribution categories: less than \$100,000, less than \$200,000, less than \$400,000, less than \$600,000 and \$600,000 and above. There were 37 units constructed below \$100,000, 153 units constructed in the range of \$100,000 to \$199,999, 107 units constructed in the range of \$200,000 to \$399,999, 14 units constructed in the range of \$400,000 to \$599,999 and 11 units above \$600,000.

The \$100,000 to \$200,000 construction value range is the only one to see an increase (three units) in 2009. This range remained the dominant grouping with 47.5% of the housing, an additional 33.2% was in the \$200,000 to \$400,000 range. It should be noted that the \$200,000 to \$400,000 range had the largest drop in homes built in the range, falling to 107 homes or a 13% drop. The highest end (over \$600,000) declined one house to 11 (8.3%), while the lowest end (below \$100,000) declined three houses to 37 (7.5%).

The \$400,000 to \$600,000 construction value range had the largest decrease in 2009, 21 fewer units or 60% decline to 14 units. The Chenal Planning District continues to have the most of the higher end homes built, 68 percent (17 units) of all the structures permitted over \$400,000 and none of the units permitted at a value under \$100,000. The central sub-area accounted for 24% (6 units) for those structure with a value over \$400,000. But only just under a quarter of the units in the central sub-area were in this range.

| Sub-area         | 2003      | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      |
|------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>West</b>      | \$301,125 | \$310,075 | \$310,861 | \$313,368 | \$284,130 | \$288,776 | \$279,274 |
| <b>Central</b>   | \$185,713 | \$242,623 | \$265,938 | \$247,901 | \$350,603 | \$307,332 | \$389,813 |
| <b>Southwest</b> | \$134,121 | \$140,425 | \$140,532 | \$135,558 | \$133,735 | \$133,770 | \$131,014 |
| <b>East</b>      | \$90,159  | \$114,691 | \$115,069 | \$113,480 | \$117,198 | \$127,719 | \$121,094 |

Just under forty-nine percent of the units valued at under \$100,000 were permitted in the southwest sub-area. Nine of the lower end homes were in the central sub-area with six in the east sub-area and three in the west sub-area. The Geyer Springs West District accounted for 40.5% or 15 of the units built with a value less than \$100,000.

While the average construction value decreased 4 percent for the City, the central sub-area increased \$82,481 (26.82%) to \$389,813. The other three sub-areas declined in value. The east sub-area had the greatest decline in average value by 5.2% or \$6625. The east sub-area is the lowest value at \$121,094. The southwest sub-area experienced the least drop with 2.1% or \$2756, decreasing to \$131,014. The west sub-area had the second highest average value as well as the greatest loss in value in percentage and number (3.3% and \$9,502 respectively).



## Housing Construction Values

### Construction Cost Single Family Homes

| Planning District | \$600,000 & Greater | \$400,000 - \$599,999 | \$200,000 - \$399,999 | \$100,000- \$199,999 | Below \$100,000 | Total      |
|-------------------|---------------------|-----------------------|-----------------------|----------------------|-----------------|------------|
| <b>1</b>          | 0                   | 1                     | 13                    | 7                    | 0               | <b>21</b>  |
| <b>2</b>          | 0                   | 0                     | 0                     | 1                    | 0               | <b>1</b>   |
| <b>3</b>          | 2                   | 0                     | 1                     | 0                    | 0               | <b>3</b>   |
| <b>4</b>          | 4                   | 0                     | 7                     | 0                    | 2               | <b>13</b>  |
| <b>5</b>          | 0                   | 0                     | 0                     | 0                    | 0               | <b>0</b>   |
| <b>6</b>          | 0                   | 0                     | 0                     | 0                    | 0               | <b>0</b>   |
| <b>7</b>          | 0                   | 0                     | 0                     | 0                    | 0               | <b>0</b>   |
| <b>8</b>          | 0                   | 0                     | 0                     | 2                    | 1               | <b>3</b>   |
| <b>9</b>          | 0                   | 0                     | 0                     | 0                    | 4               | <b>4</b>   |
| <b>10</b>         | 0                   | 0                     | 1                     | 2                    | 7               | <b>10</b>  |
| <b>11</b>         | 0                   | 0                     | 0                     | 22                   | 4               | <b>26</b>  |
| <b>12</b>         | 0                   | 0                     | 4                     | 29                   | 2               | <b>35</b>  |
| <b>13</b>         | 0                   | 0                     | 0                     | 1                    | 0               | <b>1</b>   |
| <b>14</b>         | 0                   | 0                     | 0                     | 1                    | 1               | <b>2</b>   |
| <b>15</b>         | 0                   | 0                     | 0                     | 24                   | 15              | <b>39</b>  |
| <b>16</b>         | 0                   | 0                     | 1                     | 17                   | 0               | <b>18</b>  |
| <b>17</b>         | 0                   | 0                     | 7                     | 6                    | 0               | <b>13</b>  |
| <b>18</b>         | 0                   | 1                     | 39                    | 29                   | 0               | <b>69</b>  |
| <b>19.1</b>       | 5                   | 11                    | 29                    | 11                   | 0               | <b>56</b>  |
| <b>19.2</b>       | 0                   | 1                     | 5                     | 1                    | 0               | <b>7</b>   |
| <b>20</b>         | 0                   | 0                     | 0                     | 0                    | 0               | <b>0</b>   |
| <b>24</b>         | 0                   | 0                     | 0                     | 0                    | 1               | <b>1</b>   |
| <b>25</b>         | 0                   | 0                     | 0                     | 0                    | 0               | <b>0</b>   |
| <b>Total</b>      | <b>11</b>           | <b>14</b>             | <b>107</b>            | <b>153</b>           | <b>37</b>       | <b>322</b> |

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## **Residential Renovations/Additions**

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Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2009 single-family reinvestment totaled over \$28.2 million dollars. The central sub-area had the greatest number of single-family permits issued in 2009 with 270 (35.4% of all the projects for 2009).

The central and east sub-areas accounted for 66.2% of the single-family permits issued. With approximately \$16.3 million of the \$24.8 million dollars (or 65.7%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that 50.4% of all reinvestment dollars were spent in the central sub-area.

The east sub-area accounts for 39.2% of the permits for renovations and 25.1% of the dollars were spent. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. Renovations are both making needed repairs and upgrading the structure. It does not include added living space. The second highest level of permits was in the central sub-area with 30.6%, however this sub-area had the greatest number of dollars spent (36.1% or \$5.2 million). The west sub-area had the second highest amount of dollars 31.7% or \$4.5 million, with 17.1% of the permits (93). The southwest sub-area had the least dollars (7.1%) or \$1 million and the least permits with 71 or 13.1%.

The renovation figures also include single-family homes re-permitted. That is, a home which gets a new (second) building permit before the structure is built. In 2009, there were about sixteen of these. Approximately 70 permits to 'finish-out' condominiums are included with the multifamily renovation figure for the Heights/Hillcrest and Downtown Planning Districts.

### **Multi-Family Renovations**

The east sub-area accounted for 50.6% of the permits (79). The least permits were in the central sub-area with 22 or 14.1%. The west sub-area had 24 permits or 15.4% of the activity, 24 permits.

### **Single-Family Additions**

Single-family additions were concentrated in the central sub-area. Citywide 220 permits were issued for a total of \$10,432,246. The central sub-area accounted for 70.2% (\$7,320,549) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (60 permits and \$5.4 million). The second highest number of permits was in the West Little Rock Planning District with 34 and over \$1.4 million. In the west sub-area 67 permits were issued for \$2,596,494. The Chenal Districts accounted for 22 with the River Mountain and Rodney Parham Districts accounting for 17 and 14 respectively. The permit value was \$0.57 million in the Chenal District. Overall the average value of permits issued for additions decreased by 21.2 percent or \$12,739.

## Residential Renovations/Additions

| Planning District | Single-Family Additions |                 | Single-Family Renovations |                 | Multi-Family Renovations |                 |
|-------------------|-------------------------|-----------------|---------------------------|-----------------|--------------------------|-----------------|
|                   | Permits                 | Avg. Value      | Permits                   | Avg. Value      | Permits                  | Avg. Value      |
| <b>1</b>          | 17                      | \$97,171        | 21                        | \$25,614        | 0                        | \$0             |
| <b>2</b>          | 14                      | \$12,485        | 15                        | \$12,661        | 23                       | \$29,813        |
| <b>3</b>          | 34                      | \$42,516        | 45                        | \$34,270        | 10                       | \$77,561        |
| <b>4</b>          | 60                      | \$90,737        | 76                        | \$33,652        | 10                       | \$39,543        |
| <b>5</b>          | 2                       | \$16,000        | 2                         | \$11,250        | 63                       | \$5914          |
| <b>6</b>          | 0                       | \$0             | 1                         | \$20,000        | 0                        | \$0             |
| <b>7</b>          | 0                       | \$0             | 2                         | \$8500          | 1                        | \$70,000        |
| <b>8</b>          | 8                       | \$9438          | 96                        | \$20,743        | 10                       | \$14,730        |
| <b>9</b>          | 10                      | \$29,270        | 109                       | \$17,526        | 5                        | \$23,600        |
| <b>10</b>         | 10                      | \$20,180        | 45                        | \$15,085        | 2                        | \$12,500        |
| <b>11</b>         | 7                       | \$8986          | 16                        | \$26,443        | 1                        | \$120,000       |
| <b>12</b>         | 10                      | \$8110          | 9                         | \$4889          | 0                        | \$0             |
| <b>13</b>         | 2                       | \$4000          | 11                        | \$12,558        | 0                        | \$0             |
| <b>14</b>         | 5                       | \$6600          | 20                        | \$11,367        | 23                       | \$7543          |
| <b>15</b>         | 6                       | \$23,833        | 24                        | \$13,167        | 7                        | \$74,571        |
| <b>16</b>         | 3                       | \$11,500        | 5                         | \$52,850        | 0                        | \$0             |
| <b>17</b>         | 1                       | \$19,999        | 2                         | \$7500          | 1                        | \$150,000       |
| <b>18</b>         | 6                       | \$20,767        | 7                         | \$151,286       | 0                        | \$0             |
| <b>19.1</b>       | 15                      | \$28,720        | 18                        | \$108,343       | 0                        | \$0             |
| <b>19.2</b>       | 7                       | \$20,430        | 16                        | \$24,180        | 0                        | \$0             |
| <b>20</b>         | 1                       | \$8500          | 0                         | \$0             | 0                        | \$0             |
| <b>21</b>         | 0                       | \$0             | 0                         | \$0             | 0                        | \$0             |
| <b>22</b>         | 0                       | \$0             | 0                         | \$0             | 0                        | \$0             |
| <b>23</b>         | 0                       | \$0             | 0                         | \$0             | 0                        | \$0             |
| <b>24</b>         | 1                       | \$19700         | 2                         | \$16,038        | 0                        | \$0             |
| <b>25</b>         | 1                       | \$4700          | 1                         | \$20,000        | 0                        | \$0             |
|                   | <b>220</b>              | <b>\$47,419</b> | <b>543</b>                | <b>\$26,434</b> | <b>156</b>               | <b>\$21,924</b> |

## Demolition Activity

The net change in residential units for 2009 was an increase of 193 residential units. The east sub-area had a net loss of 135 single-family units. The central sub-area increased a net of one single-family unit. The west sub-area had the largest net increase of 174 residences. The southwest sub-area added a net 83 single-family homes. Eight of the City's thirty planning districts experienced net losses of residential units during 2009. The Rodney Parham, Heights/Hillcrest, Central City and 65<sup>th</sup> Street East Planning Districts went from positive to negative in 2009. The Springs East District went from neutral to negative growth in units. The East Little Rock, I-30, and I-630 Districts were negative both years.

The Heights/Hillcrest, Central City and I-630 Districts experienced double-digit net loss in the number of housing units (11, 46 and 89 respectively). The East Little Rock District lost 252 units. Two complexes (three buildings) with a total of 24 units were removed, one in the Heights/Hillcrest and one in the I-630 District. Hollingsworth Courts (public housing) complex was removed with 228 units in East Little Rock Planning District. Four duplexes were also removed, three in the I-630 District and one in the Central City District.

The 252 residential units lost in the East Little Rock District were due to Airport expansion. This is 54.9% of all the units lost in 2009. The I-630 District each lost 93 residential units and Central City District lost 49. Though both these districts added a few units resulting in net losses of 89 and 46 respectively. The Heights/Hillcrest District is the only other district in which there was a double-digit removal of units with 24 units. This is in part due to a new bank replacing a complex of 12 units.

When reviewing the ten-year history of removed homes, three districts stand out – Central City, I-630, and East Little Rock. Much of the East Little Rock loss is to make room for Airport expansion, but the loss in the Central City and I-630 districts are more typical of disinvestment of the neighborhood. The loss of units continues to be high in the older parts of Little Rock, east of University Avenue. This area accounted for 85.8 percent of all units lost (394 of 459 units). Efforts need to be redoubled to stabilize and re-energize these neighborhoods if the loss of housing stock is to be stopped in the core.

**Residential Units Change**

| <b>Planning District</b>              | <b>Units Added</b> | <b>Units Demo</b> | <b>Net</b>  |
|---------------------------------------|--------------------|-------------------|-------------|
| <b>1 River Mountain</b>               | 21                 | 1                 | <b>20</b>   |
| <b>2 Rodney Parham</b>                | 1                  | 3                 | <b>-2</b>   |
| <b>3 West Little Rock</b>             | 3                  | 3                 | <b>0</b>    |
| <b>4 Heights/Hillcrest</b>            | 13                 | 24                | <b>-11</b>  |
| <b>5 Downtown</b>                     | 0                  | 0                 | <b>0</b>    |
| <b>6 East Little Rock</b>             | 0                  | 252               | <b>-252</b> |
| <b>7 I-30</b>                         | 0                  | 2                 | <b>-2</b>   |
| <b>8 Central City</b>                 | 3                  | 49                | <b>-46</b>  |
| <b>9 I-630</b>                        | 4                  | 93                | <b>-89</b>  |
| <b>10 Boyle Park</b>                  | 16                 | 5                 | <b>11</b>   |
| <b>11 I-430</b>                       | 26                 | 2                 | <b>24</b>   |
| <b>12 65<sup>th</sup> Street West</b> | 35                 | 5                 | <b>30</b>   |
| <b>13 65<sup>th</sup> Street East</b> | 1                  | 7                 | <b>-6</b>   |
| <b>14 Geyer Springs E.</b>            | 2                  | 3                 | <b>-1</b>   |
| <b>15 Geyer Springs W.</b>            | 39                 | 10                | <b>29</b>   |
| <b>16 Otter Creek</b>                 | 18                 | 0                 | <b>18</b>   |
| <b>17 Crystal Valley</b>              | 337                | 0                 | <b>337</b>  |
| <b>18 Ellis Mountain</b>              | 69                 | 0                 | <b>69</b>   |
| <b>19.1 Chenal Valley</b>             | 56                 | 0                 | <b>56</b>   |
| <b>19.2 Chenal Ridge</b>              | 7                  | 0                 | <b>7</b>    |
| <b>20 Pinnacle</b>                    | 0                  | 0                 | <b>0</b>    |
| <b>21 Burlingame</b>                  | 0                  | 0                 | <b>0</b>    |
| <b>22 West Fourche</b>                | 0                  | 0                 | <b>0</b>    |
| <b>23 Arch Street Pike</b>            | 0                  | 0                 | <b>0</b>    |
| <b>24 College Station</b>             | 1                  | 0                 | <b>1</b>    |
| <b>25 Port</b>                        | 0                  | 0                 | <b>0</b>    |
| <b>Total</b>                          | <b>652</b>         | <b>459</b>        | <b>193</b>  |

## Demolition Activity

### Single Family Unit Change

| Sub-Area  | Units Added | Units Demo | Net  |
|-----------|-------------|------------|------|
| West      | 180         | 6          | 174  |
| Central   | 26          | 25         | 1    |
| Southwest | 108         | 25         | 83   |
| East      | 9           | 144        | -135 |

### Single-Family Units Removed

| Planning District | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | Total |
|-------------------|------|------|------|------|------|------|------|------|------|------|------|-------|
| 1                 | 1    | 2    | 1    | 2    | 0    | 3    | 13   | 1    | 2    | 1    | 1    | 27    |
| 2                 | 1    | 0    | 0    | 0    | 0    | 1    | 0    | 0    | 0    | 0    | 3    | 5     |
| 3                 | 2    | 1    | 0    | 0    | 0    | 4    | 5    | 13   | 5    | 7    | 3    | 40    |
| 4                 | 11   | 10   | 13   | 6    | 20   | 12   | 12   | 19   | 15   | 17   | 12   | 147   |
| 5                 | 20   | 5    | 0    | 1    | 1    | 2    | 1    | 1    | 3    | 0    | 0    | 34    |
| 6                 | 3    | 25   | 21   | 8    | 3    | 8    | 3    | 26   | 123  | 51   | 24   | 295   |
| 7                 | 3    | 17   | 1    | 3    | 0    | 3    | 14   | 3    | 3    | 7    | 2    | 56    |
| 8                 | 62   | 61   | 27   | 33   | 32   | 23   | 33   | 31   | 49   | 26   | 48   | 425   |
| 9                 | 24   | 30   | 29   | 23   | 27   | 23   | 27   | 40   | 23   | 26   | 75   | 347   |
| 10                | 5    | 8    | 5    | 3    | 3    | 6    | 3    | 7    | 8    | 4    | 5    | 57    |
| 11                | 0    | 2    | 1    | 2    | 2    | 1    | 4    | 1    | 0    | 1    | 2    | 16    |
| 12                | 3    | 0    | 3    | 1    | 1    | 2    | 1    | 5    | 0    | 0    | 5    | 21    |
| 13                | 1    | 2    | 0    | 0    | 0    | 1    | 3    | 1    | 2    | 0    | 7    | 17    |
| 14                | 1    | 10   | 3    | 2    | 0    | 4    | 2    | 2    | 3    | 1    | 3    | 31    |
| 15                | 3    | 0    | 2    | 3    | 2    | 4    | 4    | 6    | 6    | 3    | 10   | 43    |
| 16                | 1    | 0    | 1    | 4    | 1    | 1    | 1    | 3    | 4    | 1    | 0    | 17    |
| 17                | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0     |
| 18                | 0    | 0    | 0    | 1    | 1    | 2    | 5    | 1    | 1    | 0    | 0    | 11    |
| 19                | 0    | 2    | 0    | 0    | 0    | 3    | 2    | 5    | 1    | 4    | 0    | 17    |
| 22                | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0     |
| 23                | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0     |
| 24                | 0    | 1    | 2    | 1    | 2    | 0    | 1    | 0    | 0    | 2    | 0    | 9     |
| 25                | 1    | 2    | 0    | 0    | 1    | 0    | 1    | 0    | 1    | 1    | 0    | 7     |
| Total             | 142  | 178  | 109  | 93   | 96   | 103  | 135  | 165  | 249  | 152  | 200  | 1622  |

## Office Activity

During 2009, the square footage of new office space added decreased by 50.4% from 2008. The total square footage permitted in 2009 was 60,692. The number of permits issued decreased 42.8% (14 permits in 2008, 8 permits in 2009). In 2009, the total construction cost was \$7,752,100, a decrease of 57.4 percent.

The west sub-area accounted for most of the office area added with 26,545 square feet or 43.7 percent. The west sub-area had the greatest number of permits with 4 (50%) and the second highest value \$3,196,000. The east and southwest sub-areas each had one permit, with 5780 square feet and 4617 square feet respectively. The central sub-area had two permits adding 23,750 square feet with the highest permit value of \$3,590,000.

No building was permitted with over 25,000 square feet. The largest building was the MSI Lodging building with 18,500 square feet in the Heights/Hillcrest District.

### Building Permits – Office

| Year | Permits | Sq. Ft.   | Cost          |
|------|---------|-----------|---------------|
| 1994 | 12      | 594,340   | \$30,625,838  |
| 1995 | 14      | 286,923   | \$10,576,200  |
| 1996 | 15      | 1,204,450 | \$37,458,666  |
| 1997 | 15      | 903,984   | \$10,906,990  |
| 1998 | 29      | 454,250   | \$29,764,837  |
| 1999 | 26      | 371,382   | \$21,483,887  |
| 2000 | 24      | 1,710,683 | \$116,819,784 |
| 2001 | 20      | 399,011   | \$22,173,454  |
| 2002 | 11      | 99,759    | \$9,229,585   |
| 2003 | 22      | 384,965   | \$35,711,284  |
| 2004 | 29      | 271,496   | \$45,341,699  |
| 2005 | 22      | 281,541   | \$27,203,217  |
| 2006 | 17      | 159,135   | \$23,716,810  |
| 2007 | 23      | 266,666   | \$39,685,437  |
| 2008 | 14      | 152,822   | \$18,191,428  |
| 2009 | 8       | 60,692    | \$7,752,100   |

### Office Projects Permitted in excess of 25,000 square feet

| Project | Location | Sub-area | Sq. Ft. |
|---------|----------|----------|---------|
| NONE    |          |          |         |

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## Office Vacancy Rate

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Vacancy Rates are based on 2009 data furnished by *Arkansas Business – 2009 Office, Retail, Warehouse Leasing Guide*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the City. The *2009 Lease Guide* includes listings on 193 office properties within Little Rock. This is a decrease of seven from last year's report. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Mortiz, Editor-In-Chief – *Arkansas Business* at 501-372-1443.

It should be noted that many small buildings only report when their vacancy rate is high, i.e. are not included in the survey when fully occupied or mostly occupied. The survey is used partially to advertise availability of properties by management companies.

**Office Market**

| <b>Sub-area</b>  | <b>Total Leasable Space</b> | <b>Average Occupancy Rate</b> |
|------------------|-----------------------------|-------------------------------|
| <b>East</b>      | 5,427,813                   | 83.7%                         |
| <b>Central</b>   | 1,465,898                   | 92.9%                         |
| <b>Southwest</b> | 142,965                     | 66.7%                         |
| <b>West</b>      | 2,869,246                   | 83.7%                         |

The east sub-area reported over a million more square feet, while the central sub-area reported 100,000 less square feet. The other two sub-areas reported similar areas as those in 2008. The southwest sub-area reported the lowest occupancy rate at 66.7 percent and the least area 142,965 square feet. This is a three-percentage point improvement over that reported in 2008. The southwest sub-area represents 1.5 percent of all the area reported in 2009. The east and west sub-areas had fractionally lower occupancy rates (0.4 and 0.1 percentage points respectively). The central sub-area reported a loss in area (90,000 SF) and the largest decline in occupancy rate to 92.9 %. Though this is still the highest occupancy rate reported for a sub-area.

The east sub-area continues to report the most area – 55.6 percent of the area reported for 2009. The occupancy rate reported for 2009 softened about half a percentage point. The west sub-area continues as the second largest reported area at 2,869,246 square feet or 29.4 percent of the reported area for 2009. The average occupancy rate for the sub-area was reported basically the same level for the second straight year (this year 83.8% to 83.7%). Both these sub-areas combined account for 85 percent of the reported area and have an average occupancy rate of 83.7% for both. The central sub-area with 15 percent of the area reported the best occupancy rate, with 92.9 occupancy rate. This is a slight softening from 2008 (94.6% to 92.9%).

## Commercial Activity

The total of new commercial construction added in 2009 amounted to 331,778 square feet of commercial space. This represents a increase of 23.4% in square footage added from that in 2008. The total construction value of new commercial decreased by 57.4% from that reported in 2008. In 2009, \$30,170,698 construction dollars were permitted compared to \$28,758,181 in 2008. In addition, there was a \$700,000 surface parking lot for St. Marks Baptist Church permitted in the I-630 District – it was not reported in the tabular figures since it is not a structure. The number of structures permitted increased by one to 15 projects in 2009.

Most of the new activity was split between the west and southwest sub-areas again this year, with seven and five projects respectively. These two sub-areas account for 91.4 percent of the added value. \$24,298,222 or 80.5% of the added value was located in the west sub-area. There was no activity in the east sub-area and only three projects in the central sub-area. Two of the projects were re-builds (a Taco Bell and a convenience store with gas pumps both on Colonel Glenn Road). The third was a new Walgreen's store on Markham.

Four projects exceeded 20,000 square feet in area, all in the west sub-area. Two were health care facilities. One a 124-bed rehabilitation center (nursing home) in the Pinnacle District, out Highway 10. The other project is an additional facility a Parkway Village (on Chenal Parkway) for an Alzheimer's care facility. The largest commercial structure is a new Kroger, replacing an existing store on Chenal Parkway near Kanis Road in the Ellis Mountain District. The final project is a hotel. This is the second hotel to be built as part of the Shackleford Crossing Center, off Shackleford Road near 36<sup>th</sup> Street in the I-430 District.

### Building Permits – Commercial

| Year | Permits | Sq. Ft.   | Cost         |
|------|---------|-----------|--------------|
| 1996 | 53      | 3,321,000 | \$68,384,102 |
| 1997 | 38      | 2,100,340 | \$32,916,260 |
| 1998 | 29      | 419,669   | \$21,048,399 |
| 1999 | 26      | 348,112   | \$12,695,827 |
| 2000 | 20      | 315,873   | \$15,983,521 |
| 2001 | 22      | 336,692   | \$17,434,611 |
| 2002 | 20      | 231,895   | \$17,981,631 |
| 2003 | 26      | 962,519   | \$35,555,179 |
| 2004 | 32      | 529,251   | \$34,259,001 |
| 2005 | 45      | 677,554   | \$71,665,809 |
| 2006 | 27      | 478,592   | \$32,646,539 |
| 2007 | 27      | 823,137   | \$49,595,750 |
| 2008 | 14      | 268,887   | \$28,758,181 |
| 2009 | 15      | 331,778   | \$30,170,698 |

### Commercial Projects Permitted in excess of 20,000 square feet

| Project                              | Location                | Sub-area | Sq. Ft. |
|--------------------------------------|-------------------------|----------|---------|
| Kroger                               | 16105 Chenal Parkway    | west     | 118,127 |
| Hotel                                | 11 Crossing Court       | west     | 61,795  |
| Frisco Health – nursing home         | 6411 Valley Ranch Drive | west     | 41,610  |
| Parkway Village – Alzheimer's center | 14330 Chenal Parkway    | west     | 29,600  |



## Commercial Vacancy Rate

The occupancy rate information provided is based on 2009 data furnished by *Arkansas Business Office Retail Warehouse 2009 Lease Guide*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the City. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Gwen Mortiz, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

**Commercial Market**

| <b>Sub-area</b>  | <b>Total Leasable Space</b> | <b>Average Occupancy Rate</b> |
|------------------|-----------------------------|-------------------------------|
| <b>East</b>      | 704,278                     | 87.8%                         |
| <b>Central</b>   | 2,022,040                   | 89.4%                         |
| <b>Southwest</b> | 769,462                     | 71.9%                         |
| <b>West</b>      | 4,329,831                   | 86.7%                         |

As in last year's report, the areas reported for each sub-area are significantly different from that reported in the previous year. Most of the area reported does continue to be in either the central or west sub-areas (81% of all the area). The west sub-area represents 55.3% of all the area reported in Little Rock. This sub-area reported seven hundred thousand square feet more to 4,329,831 square feet in 2009, with an average occupancy rate down to 86.7 from 87.4 percent. The central sub-area is reporting six hundred thousand more square feet in 2009 - 2,022,040 square feet is reported with an average occupancy rate of 89.4 percent. This is an increase in both area reporting and overall occupancy rate.

The east sub-area is also reporting more area for 2009, a 9.9 percent increase. The average occupancy level for the 704,278 square feet reported is 87.8 percent. The average occupancy rate was significantly better in 2009 at 87.8% up almost 20 percentage points. The southwest sub-area has reported more area than in the east sub-area, but had the lowest occupancy rate. In 2009 there were 769,462 square feet reported for the survey with an average occupancy rate around 72 percent.

As noted previously the vast majority of space is in the central and west sub-areas. These two areas give the best picture of how the City of Little Rock is doing in the retail sector. In 2009, the three new 'Life Style Centers' (Pleasant Ridge, Promenade at Chenal, Shackleford Crossing) continued to see limited new businesses opening to fill the space constructed a couple of years ago.

## Industrial Activity

A total of 52,147 square feet of industrial projects were permitted during 2009 in the city. This represents a 94.4% decrease over the square feet permitted during 2008. The value of new construction decreased 96.8% to \$1,925,000 in 2009 from \$60,727,710 in 2008. The number of projects also dropped by 75% to two projects in 2009.

For 2009, both the permitted projects were in the east sub-area. Only one of these was over 25,000 square feet. This was a new facility for Boyd Metals on Mauney Road in the Little Rock Port at 46,147 square feet. The only other structure was a warehouse facility for 'Higher Grounds' on 16<sup>th</sup> Street in the Central City District near Central High School.

### Building Permits – Industrial

| Year | Permits | Sq. Ft. | Cost         |
|------|---------|---------|--------------|
| 1995 | 4       | 108,750 | \$2,511,400  |
| 1996 | 3       | 43,250  | \$2,221,000  |
| 1997 | 7       | 513,346 | \$6,968,001  |
| 1998 | 13      | 308,464 | \$26,782,784 |
| 1999 | 18      | 395,022 | \$7,622,214  |
| 2000 | 19      | 382,138 | \$8,714,609  |
| 2001 | 7       | 87,502  | \$1,482,000  |
| 2002 | 9       | 150,235 | \$6,353,680  |
| 2003 | 6       | 138,255 | \$10,650,090 |
| 2004 | 8       | 113,142 | \$2,642,000  |
| 2005 | 6       | 128,585 | \$12,591,006 |
| 2006 | 7       | 115,919 | \$7,591,799  |
| 2007 | 6       | 211,184 | \$21,380,347 |
| 2008 | 8       | 940,598 | \$60,727,710 |
| 2009 | 2       | 52,147  | \$1,925,000  |

### Industrial Projects Permitted in excess of 25,000 square feet

| Project     | Location         | Sub-area | Sq. Ft. |
|-------------|------------------|----------|---------|
| Boyd Metals | 4324 Mauney Road | east     | 46,147  |

## Warehouse Vacancy Rate

Due to the nature of industrial/warehouse properties, some fully occupied properties are often not reported. The vacancy rate may trend high as a result of this characteristic. In the 2009 *Arkansas Business Office Retail Warehouse Lease Guide*, the amount of space reported increased in all sub-areas, except the east sub-area.

**Warehouse Market**

| <b>Sub-area</b>  | <b>Total Leasable Space</b> | <b>Average Occupancy Rate</b> |
|------------------|-----------------------------|-------------------------------|
| <b>East</b>      | 1,037,834                   | 26.7%                         |
| <b>Central</b>   | 845,879                     | 73.7%                         |
| <b>Southwest</b> | 3,015,121                   | 60.4%                         |
| <b>West</b>      | 445,241                     | 67.2%                         |

The southwest sub-area reported the majority of the area (56.4%) in the survey for Little Rock. A total of over three million square feet of area was reported in 2009, with an occupancy rate of 60.4%. This is an increase of over 300,000 square feet reporting, while improving the occupancy rate 7 percentage points. The east sub-area reported 19.4% of the area included in the survey of Little Rock warehouse/industrial users. But the amount of area reporting dropped 300,000 square feet to just over a million square feet. It should be noted that owner occupied warehouse/industrial often is not included in the survey.

The central sub-area had 100,000 square feet more area reporting in 2009, to 845,879 square feet. The occupancy rate did drop 10 points to 73.7% however. The central sub-area represented almost 16% of the area reporting for 2009. The west sub-area continues to have the least area reporting with 445,241 square feet or 8.3% in 2009. As with the central sub-area, the west sub-area had a drop in occupancy rate – 11 points for the west sub-area.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the City. The 2009 *Lease Guide* includes listings on 90 warehouse properties up from 43 properties from that in the 2008 guide. *Arkansas Business* made no effort to validate the survey responses. For more information contact Gwen Moritz, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

## Annexation Activity

The City accepted two annexations, totaling 29.63 acres in 2009. An annexation of 26 plus acres along Arch Street Pike in the southwestern portion of Little Rock was done completing the annexation of an existing industrial plant and its future expansion areas. This annexation was requested for sewer service necessary with the proposed expansions.

The second annexation of approximately three and a quarter acres was in the western part of Little Rock, north of Kanis Road between Rahling Road and Chenal Parkway. This tract was surrounded on three sides by the City, has no direct access to a road, and came under the ownership of the property owner surrounding it on three sides. This owner asked for annexation and plans to include the land with surrounding land they already own within the City for a large office/medical development.

With the acceptance of these areas, the current city limits of Little Rock expanded to 122.23 square miles. This is an increase of just over 0.04% from 2008, 3.6% from 2000 and 14.4% from 1990 in total square miles of the City. Areas presented in the table are based on the area generated using legal descriptions for each area.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a third surge in the early to mid-1980s that makes the growth change noticeable to people today. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over. Since the middle 1980s, except for 'island annexations', all annexations have been at the request of property owners to obtain some city service.

| <b>Year</b> | <b>Cases</b> | <b>Annexed Acres</b> | <b>City Limits Sq. Miles</b> |
|-------------|--------------|----------------------|------------------------------|
| 1980        | 10           | 1951.289             | 82.633                       |
| 1981        | 9            | 608.971              | 83.585                       |
| 1982        | 7            | 367.945              | 84.159                       |
| 1984        | 10           | 364.905              | 84.730                       |
| 1985        | 4            | 8746.251             | 98.396                       |
| 1986        | 1            | 21.244               | 98.429                       |
| 1987        | 5            | 446.156              | 99.126                       |
| 1989        | 1            | 2176.691             | 102.527                      |
| 1990        | 2            | 2781.279             | 106.873                      |
| 1991        | 1            | 686.131              | 107.945                      |
| 1993        | 5            | 1093.291             | 109.653                      |
| 1994        | 3            | 1942.767             | 112.689                      |
| 1995        | 1            | 72.482               | 112.802                      |
| 1996        | 8            | 695.018              | 113.888                      |
| 1997        | 2            | 820.152              | 115.169                      |
| 1998        | 3            | 247.644              | 115.556                      |
| 1999        | 1            | 1229.616             | 117.478                      |
| 2000        | 2            | 328.057              | 117.990                      |
| 2001        | 2            | 566.858              | 118.876                      |
| 2002        | 1            | 5.34                 | 118.884                      |
| 2003        | 1            | 2.77                 | 118.888                      |
| 2004        | 3            | 377.24               | 119.477                      |
| 2005        | 5            | 47.49                | 119.55                       |
| 2006        | 1            | 9.94                 | 119.57                       |
| 2007        | 1            | 137.94               | 119.78                       |
| 2008        | 6            | 1109.16              | 122.18                       |
| 2009        | 2            | 29.63                | 122.23                       |

## Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The table shows the locations of Planning Commission approved preliminary plats. Almost 77 percent of the cases were in either the west or southwest sub-areas, with four and six cases approved respectively in 2009. The southwest sub-area accounted for most of the preliminary plat cases (6 cases) at 46 percent, with 41.8 percent of the area.

The west sub-area had slightly fewer cases but slightly more area involved than that of the southwest sub-area. Forty-two plus percent of the area involved in preliminary plats was located in the west sub-area, while the southwest sub-area represented 41.8% of the area. Approximately 122 acres in the west sub-area, with 120 acres in the southwest, this is 84.1 percent of all the area subdivided in 2009. The west sub-area has been and continues to be the growth area of Little Rock. The 2009 data continues to show the renewed interest in development in the southwest sub-area continuing. Most of the central and east sub-areas were developed and platted more than four decades ago. Thus the small amount of activity in the central and east sub-areas should not be a surprise. A little less than 9 acres in three cases was involved in the central sub-area. There were no cases in the east sub-area for 2009.

The number of approved preliminary plats decreased from 22 in 2008 to 13 in 2009. The total acreage in 2009 decreased 64.9 percent from 714.27 acres to 250.61 acres. Non-residential activity as measured by cases remained at low levels dropping three to five cases. The total non-single family acreage platted declined to 119.47 acres from 281.18 acres (a 57.5 percent decrease). Commercial acreage remained steady, dropping over 50 percent to 82.84 from 190.5 acres. Residential platting activity dropped by a third (35.7 percent) to 8 plats, a 35.7 percent decrease. There were no multifamily subdivisions for the fifth year. Single-family acreage fell 69.7 percent to 131.14 acres from 433.09 acres. Residential lots likewise fell 58.9 percent to 284 residential lots in 2009 from 692 residential lots in 2008.

| Plan Dist.   | Commercial |              | Office   |          | Industrial |              | Multi-Family |          | Single Family |               | Res. Lots  |
|--------------|------------|--------------|----------|----------|------------|--------------|--------------|----------|---------------|---------------|------------|
|              | cases      | acres        | cases    | acres    | cases      | acres        | cases        | acres    | cases         | acres         |            |
| <b>1</b>     |            |              |          |          |            |              |              |          | 1             | 16.44         | 30         |
| <b>3</b>     |            |              |          |          |            |              |              |          | 1             | 1.4           | 2          |
| <b>10</b>    |            |              |          |          |            |              |              |          | 2             | 7.58          | 26         |
| <b>14</b>    | 1          | 6            |          |          |            |              |              |          |               |               |            |
| <b>16</b>    | 3          | 76.84        |          |          | 1          | 36.63        |              |          | 1             | 0.58          | 3          |
| <b>19</b>    |            |              |          |          |            |              |              |          | 3             | 105.14        | 223        |
| <b>Total</b> | <b>4</b>   | <b>82.84</b> | <b>0</b> | <b>0</b> | <b>1</b>   | <b>36.63</b> | <b>0</b>     | <b>0</b> | <b>8</b>      | <b>131.14</b> | <b>284</b> |

The majority of the single-family residential approved preliminary plats in area were located in the west sub-area. 92.7 percent of the acreage (121.58 acres) and 87.5 percent of the lots (253 lots) were located in the west sub-area. The central sub-area had the second most cases and lots approved in 2009. The acreage involved in these plats was 9 acres and accounted for 6.9 percent of the area involved in plats for 2009 with 9.7 percent of the lots (28). The southwest sub-area had one case of 0.58 acres, three lots. The east sub-area had no residential activity.

All the non-single-family plat activity, five cases was in the southwest sub-area. This is some 119 acres in five cases. Four cases were commercial and one was industrial.

## Final Plat Activity

During 2009, there were 45 final plats, this is a 35.7% decline from 2008. The acreage involved in 2009 was 196.11, down 57.8% from that in 2008. The final plat activity shows a further slowing from the declined levels in 2008.

The area within signed final plats has been concentrated in the west sub-area with 121.95 acres (62.2%). The central and southwest sub-areas had the second most activity with 9 cases each (20%). The central sub-area had the least area at 10.38 acres or 5.3%. The southwest sub-area had the second most area final platted with 47.04 acres or 23.98%. The west sub-area represented 53.33% of the cases and 62.2% of the area final platted in 2009. The table indicates more specifically the Planning Districts where the strongest activity is occurring.

Only the east sub-area did not decline in the number of cases from 2008. It stayed the same with three cases. Both the central and southwest sub-areas declined to nine cases, a 50% drop for the central sub-area and 47% drop for the southwest sub-area. The west sub-area declined 25% in the number of cases to 24.

| Plan<br>Dist. | Final Plat |               |
|---------------|------------|---------------|
|               | cases      | acres         |
| <b>1</b>      | 6          | 17.2          |
| <b>2</b>      | 1          | 0.22          |
| <b>3</b>      | 3          | 5.95          |
| <b>4</b>      | 5          | 4.1           |
| <b>8</b>      | 2          | 14.83         |
| <b>9</b>      | 1          | 1.91          |
| <b>10</b>     | 1          | 0.33          |
| <b>11</b>     | 4          | 49.11         |
| <b>12</b>     | 2          | 7.51          |
| <b>14</b>     | 3          | 8.43          |
| <b>15</b>     | 1          | 0.95          |
| <b>16</b>     | 1          | 0.99          |
| <b>17</b>     | 2          | 29.16         |
| <b>18</b>     | 3          | 21.41         |
| <b>19</b>     | 8          | 22.31         |
| <b>20</b>     | 1          | 5.44          |
| <b>22</b>     | 1          | 6.26          |
| <b>Total</b>  | <b>45</b>  | <b>196.11</b> |

All the sub-area had less area included on approved final plats for 2009. The west sub-area had the largest decline in area, 83.71 acres, but the lowest percentage decline from 2008 level (40.7%). The central sub-area had the least area final platted, 10.38 acres, and the highest percentage drop in area from the 2008 level (85.2%). The southwest sub-area had the second most area platted (47.04 acres) but this was a decline of 58.9% or 67.46 acres from 2008. The east sub-area dropped the least in area 59.78 acres to 16.74 acres, but this was a 77.5% decline from 2008.

## Zoning Activity

In 2009, there were fourteen approved reclassifications again. This was a 39 percent decline in the number of cases. The amount of land reclassified also declined at a rate of 41 percent – from approximately 304 acres in 2008 to approximately 179 acres in 2009. The east sub-area had six cases (the highest) followed by the southwest sub-area with five cases.

There were three large re-zoning cases in 2009 by area. Two were to Mining in the Arch Street Pike District. Both were zoned land from single-family to mining, with one including 8.5 acres of Open Space zoning as well. These two combined for approximately 93 acres. The third case was for approximately 66 acres and included commercial, office, multifamily and single-family. This case was in the Chenal District and was approved by the Planning Commission but turned down by the Board of Directors. Most of the cases in 2009 involved requests included some commercial zoning (7 cases or 50 percent). Four cases included some action for office zoning, 28.6 percent of the cases.

| Planning District | Commercial |              | Office   |              | Multi-Family |              | Single-Family |             | Industrial |          |
|-------------------|------------|--------------|----------|--------------|--------------|--------------|---------------|-------------|------------|----------|
|                   | cases      | acres        | cases    | acres        | cases        | acres        | cases         | acres       | cases      | acres    |
| <b>8</b>          |            |              | 1        | 0.63         |              |              |               |             |            |          |
| <b>9</b>          | 1          | 0.5          | 1        | 7            |              |              | 1             | 0.14        |            |          |
| <b>11</b>         | 1          | 5.94         |          |              |              |              |               |             |            |          |
| <b>13</b>         | 2          | 3.8          |          |              |              |              |               |             |            |          |
| <b>15</b>         | 1          | 0.23         | 1        | 2.41         |              |              |               |             | 1          | 3        |
| <b>19*</b>        | 2          | 21.17        | 1        | 25.47        | 1            | 13.91        | 1             | 1.65        |            |          |
| <b>23*</b>        |            |              |          |              |              |              |               |             |            |          |
| <b>Total</b>      | <b>7</b>   | <b>31.64</b> | <b>4</b> | <b>35.51</b> | <b>1</b>     | <b>13.91</b> | <b>2</b>      | <b>1.79</b> | <b>1</b>   | <b>3</b> |

**\*PD 19 One case: OS 5.04 Ac, R2 1.65 Ac, MF18 13.91Ac, O3 25.47 Ac, C3 19.91 Ac**

**PD 23: M (mining) 84.64 Ac two cases, OS 8.5Ac one case**

Planned Zoning District (PZD) activity remained more active than ‘straight’ reclassifications, however there was a drop of 3.6 percent in the number of cases (55 to 53 cases). During 2009, 53 cases were approved as PZD’s for a total of 400.3 acres. This is a decrease of 3.6 percent in the number of cases and an increase of 9.2% in the area involved.

The west sub-area continues to have the most activity with 59.6 percent of cases (31) and 84.6 percent of the area involved (338.67 acres). All the other sub-areas had seven cases each, with the southwest sub-area reclassifying 47.5 acres, the second greatest in area for 2009. The central sub-area had only 2.57 acres with the seven cases. This accounts for less than 1 percent of the area reclassified through the PZD process in 2009.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2009 the number of cases decreased by eleven or 14 percent from 2008. The area involved in reclassifications decreased 13.7% from 670.9 acres to 579.26 acres. The

## Zoning Activity

tables of rezoning and PZD approved cases show the areas most likely to develop in 2010 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Overall the zoning activity both 'straight' and 'Planned District' was concentrated most in the west sub-area, with 70.2% of the area reclassified and 51.5% of the approved cases. Some of this activity is to make existing developments 'legal', but most represents potential new development of redevelopment in areas.

### PZD Activity

| Planning District | Commercial |               | Office    |              | Industrial |           | Residential |              |
|-------------------|------------|---------------|-----------|--------------|------------|-----------|-------------|--------------|
|                   | cases      | acres         | cases     | acres        | cases      | acres     | cases       | acres        |
| <b>1</b>          | 1          | 1.68          | 2         | 1.53         |            |           |             |              |
| <b>2</b>          | 1          | 0.42          |           |              |            |           |             |              |
| <b>3</b>          |            |               | 1         | 0.64         |            |           |             |              |
| <b>4</b>          | 1          | 0.51          | 2         | 0.9          |            |           | 3           | 0.52         |
| <b>7</b>          | 1          | 0.25          |           |              |            |           |             |              |
| <b>8</b>          | 3          | 3.23          |           |              |            |           | 1           | 0.51         |
| <b>9</b>          | 2          | 6.65          |           |              |            |           |             |              |
| <b>11</b>         | 2          | 8.01          |           |              |            |           |             |              |
| <b>12</b>         | 1          | 1.96          | 1         | 0.48         |            |           |             |              |
| <b>13</b>         |            |               | 1         | 0.21         | 1          | 10        |             |              |
| <b>14</b>         |            |               |           |              | 2          | 34        |             |              |
| <b>16</b>         | 1          | 0.82          |           |              |            |           |             |              |
| <b>18</b>         | 2          | 31.99         |           |              |            |           | 3           | 42.4         |
| <b>19</b>         | 7          | 56.28         | 3         | 47.25        |            |           | 3           | 101.62       |
| <b>20</b>         | 5          | 10.72         | 1         | 18.37        |            |           | 1           | 18.4         |
| <b>24</b>         |            |               |           |              |            |           | 1           | 0.95         |
| <b>Total</b>      | <b>27</b>  | <b>122.52</b> | <b>11</b> | <b>69.38</b> | <b>3</b>   | <b>44</b> | <b>12</b>   | <b>164.3</b> |



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